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**Address:** [213 MEADOWSIDE DR](#)  
**City:** MANSFIELD  
**Georeference:** 25612-1-7  
**Subdivision:** MEADOWSIDE NORTH  
**Neighborhood Code:** 1M900C

**Latitude:** 32.5984773866  
**Longitude:** -97.1719207572  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123B



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MEADOWSIDE NORTH Block 1  
Lot 7

**Jurisdictions:**

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40838935  
**Site Name:** MEADOWSIDE NORTH-1-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,877  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,851  
**Land Acres<sup>\*</sup>:** 0.2491  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TREVIZO EDDIE

TREVIZO DAISY

**Primary Owner Address:**

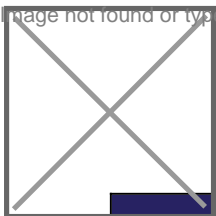
213 MEADOWSIDE DR  
MANSFIELD, TX 76063

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221358616](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEREFORD THOMAS	8/25/2011	<a href="#">D211211268</a>	0000000	0000000
PHIPPS HERSHELL H;PHIPPS MARY	7/1/2010	<a href="#">D210163802</a>	0000000	0000000
BONNER JACQUELYN L	8/27/2008	<a href="#">D208371808</a>	0000000	0000000
MERRITT CLASSIC HOMES INC	8/7/2006	<a href="#">D206255823</a>	0000000	0000000
WATSON-MEADOWSIDE LTD	1/1/2005	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$249,423	\$80,000	\$329,423	\$329,423
2024	\$249,423	\$80,000	\$329,423	\$329,423
2023	\$265,858	\$80,000	\$345,858	\$345,858
2022	\$288,230	\$40,000	\$328,230	\$328,230
2021	\$181,294	\$40,000	\$221,294	\$221,294
2020	\$182,139	\$40,000	\$222,139	\$222,139

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.